

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**December 17, 2013**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, December 17, 2013 at approximately 8:45 a.m. at the CHA Corporate Offices, 60 E. Van Buren, 12<sup>th</sup> Floor Loft in Chicago, IL.

In the absence of Chairwoman Z. Scott, Vice Chair Rodrigo Sierra called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Matthew Brewer
	Mark Cozzi
	Dr. Mildred Harris
	Jack Markowski
	Myra King
	Rodrigo Sierra

Absent:	Harriet Johnson
	Bridget Reidy
	Z. Scott

Also present were Michael Merchant, Chief Executive Officer, Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made by Chairman Sierra and properly seconded by Commissioner Markowski, the Commissioners adjourned to Executive Session. Chairman Sierra announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to discuss personnel related matters and pending, probable or imminent litigation.

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:	Matthew Brewer
	Mark Cozzi
	Dr. Mildred Harris
	Jack Markowski
	Myra King
	Bridget Reidy
	Rodrigo Sierra
Absent:	Harriet Johnson
	Z. Scott

There being a quorum present, the meeting duly convened and business was transacted as follows:

After Motion made by Commissioner Markowski and seconded by Commissioner Harris the Minutes for the Regular and Closed meetings of October 29, 2013 and November 19, 2013 were unanimously approved as submitted.

Commissioner Mark Cozzi, Chairman of the Personnel Committee then presented his committee report. Per Commissioner Cozzi, the Personnel Committee meeting was held on Monday, December 9, 2013 at 9:00 a.m. at the CHA Corporate Offices. The Committee discussed, voted and recommended for Board approval the item appearing on the Agenda. The same item was also presented and discussed with the full Board at today's Closed meeting.

On behalf of the Personnel Committee, Commissioner Cozzi then presented a Motion for approval of Item 1:

**(Item 1)**

**RESOLUTION NO. 2013-CHA-113**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 9, 2013, entitled "Approval of Personnel Action":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the requested personnel action.

The Motion to adopt resolution for Item1 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Matthew Brewer
	Mark Cozzi
	Dr. Mildred Harris
	Myra King
	Jack Markowski
	Bridget Reidy
	Rodrigo Sierra

Nays:	None
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There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Commissioner Jack Markowski then presented the report of the Finance Committee. Per Commissioner Markowski, the Finance Committee meeting was held on Wednesday, December 11, 2013 at the CHA Corporate Offices, 3<sup>rd</sup> Floor.

On behalf of the Finance Committee, Commissioner Markowski then presented a Motion for the approval of Item 2:

**(Item 2)**

The resolution for Item 2 approves the FY2014 Comprehensive Budget. The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of its funding sources (MTW Fund, Section 8 Non-MTW fund, HOPE VI and Other Grant Programs) and, the use of budgeted funds. The FY2014 Comprehensive Budget totaling \$1.026 billion includes the following fund categories: MTW Fund: total revenue for FY2014 is \$999 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. Total MTW Fund revenues consist of Dwelling Rental Income, Interest Income, Capital Grant Funds, Housing Assistance Subsidy, Operating Subsidy, MTW Reserves and Other Income. Section 8 Fund (Non-MTW): total revenue for this program is \$15.5 million. These contracts provide appropriations for approximately 1,276 of Mod Rehab vouchers, 682 Veteran's Affairs Supportive Housing (VASH) vouchers, 146 Choice Neighborhood vouchers, and 50 Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. Hope VI Fund: total revenue equals \$9.8 million. These funds are used to support relocation, revitalization, community and supportive services programs. Other Funds: total revenue is \$2 million. Revenue consists of federal and local grants that will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents. The estimated sum of all revenues for FY2014 plus the amount of FY2013 fund balance available for appropriation in FY2014 is equal to the estimated sum of all expenditures to be made/incurred during FY2014 and any unpaid liabilities at the beginning of FY2014.

**RESOLUTION NO. 2013-CHA-114**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated December 11, 2013, entitled "APPROVAL OF THE FY2014 COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached, "FY2014 COMPREHENSIVE BUDGET", and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

The Motion to adopt resolution for Item 2 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes:	Matthew Brewer
	Mark Cozzi
	Dr. Mildred Harris
	Myra King
	Jack Markowski
	Bridget Reidy
	Rodrigo Sierra

Nays:	None
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There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Commissioner Bridget Reidy, Chairperson of the Operations and Facilities Committee then presented her report. Per Commissioner Reidy, the Operations Committee did not officially meet, however, Commissioners and the public were briefed on items appearing on the agenda, and the items were open to comments and questions from Commissioners and the public, but for the record, no vote was taken.

Commissioner Reidy then presented an Omnibus Motion for the approval of Items 3 through 9.

**(Item 3)**

In June 2013, the CHA requested submissions of qualifications from interested Developers for the acquisition, development and management of mixed income developments. As part of the Unit Delivery Strategy, the Request For Qualification (RFQ) was created to initiate the Plan Forward commitment to complete the delivery of 25,000 units. The Unit Delivery Strategy is to build on CHA's experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. The RFQ provides a method to prequalify developers and creates opportunities for the CHA to: 1) Acquire public housing units in mixed income, mixed use and turnkey developments in Opportunity and General Areas in Chicago; 2) acquire turnkey off-site public housing units through CHA's Real Estate Acquisition Program (REAP) and 3) Solicit proposals from Private Development Teams through the issuance of Opportunity Notices for on-site developments on vacant CHA properties. The selected respondents will be issued a "Letter of Qualification" and have two years from the date of that letter to submit proposals to the CHA. CHA may acquire units or enter into long term leases for the units, subject to Board, HUD, or other necessary approvals. The selected respondents provided commitment letters giving their best faith estimates of unit deliveries. Therefore to fund the acquisitions under this portion of the unit delivery strategy, the below resolution also approves funding of \$72,000,000.00 for the Real Estate Acquisition Program over the two year Qualification Period. The Board will receive quarterly unit delivery reports.

At the December 11, 2013 committee meeting, staff originally recommended that 27 Development Teams be approved. Based on further review of the financials, three respondents were removed from the initial list.

**RESOLUTION NO. 2013-CHA-115**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "RECOMMENDATION TO APPROVE 24 Development Teams for

Subsidized Family Housing Unit Delivery and approve Real Estate Acquisition Program Funding in an Amount Not-to-Exceed \$72,000,000.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve the below 24 Development Teams for subsidized Family Housing unit delivery and approve Real Estate Acquisition Program funding in an amount not-to-exceed \$72,000,000. Units that are not Family Housing will require Board Approval.

<b><u>Mixed Finance (Mixed-Income/Use, Real Estate Acquisition Program and Turnkey) Developers</u></b>	<b><u>Turnkey (Only) Developers</u></b>
Boulevard Group Inc. and Mercy Housing Lakefront	Breaking Ground
Brinshore Development, LLC	Century Development Group
Celadon - KMA, LLC and A Safe Haven Partnership	Chicago Metropolitan Housing Development Corporation
Flaherty & Collins Properties	Genesis Housing Development Corporation
Globetrotters Engineering Corporation	Hispanic Housing Development Corporation
Gorman & Company, Inc.	
Heartland Housing, Inc.	
Holsten Real Estate Development Corporation	
Hunt Companies	
Related Midwest	
SG/Premier - Senco Development and Galvan Associates, LLC. (Joint Venture)	
St. Edmund's Redevelopment Corporation	
The Community Builders	
The Habitat Company	
The Michaels Development Company	
The NHP Foundation	
The Resurrection Project	
Tria Adelfi LLC and Intricate Development Inc. (Joint Venture)	
Turnstone Development	

This award is subject to the Developers' compliance with the CHA's MBE/WBE/DBE, Section 3 resident and insurance requirements.

**(Item 4)**

In September 2013, the CHA advertised an Invitation for Bid in area newspapers and on CHA's website . to provide construction services for the modernization and life safety upgrades at Major Robert Lawrence Apartments. The City of Chicago Code requires life safety building systems to be

code compliant by the end of December 2014. The CHA received and opened eight bids and the lowest bidder was Old Veteran Construction, Inc. at \$10,138,000. Major Robert Lawrence Apartments is a senior development located at 655 West 65<sup>th</sup> Street. Built in 1967, the building is fourteen stories tall, covering one hundred ninety-three units. The Apartments were rehabilitated in 2003. In 2009 selected units were remodeled to meet current accessibility requirements. The proposed scope of work for this project includes, but is not limited to, the following: Fire Life Safety Improvements; ADA Rehabilitation; Mechanical Electrical and Plumbing Improvements; Unit Improvements; Interior and Exterior Common Area Improvements. Accordingly, the resolution for Item 4 approves award of contract to Old Veteran Construction, Inc. in the firm fixed price of \$10,746,280 in the aggregate, for the renovation of Major Lawrence Apartments.

#### **RESOLUTION NO. 2013-CHA-116**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT MAJOR ROBERT LAWRENCE APARTMENTS”;

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Major Robert Lawrence Apartments in the in the firm fixed amount of \$10,138,000 plus a not to exceed amount of \$608,280 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,746,280. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 655 West 65<sup>th</sup> Street in Chicago, IL.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

#### **(Item 5)**

The CHA advertised an Invitation for Bid in October 2013 soliciting General Contractors to provide construction services for the modernization and life safety upgrades at Minnie Riperton Apartments. The advertisement ran in area newspapers and on the CHA website. Of the seven bids received the low bidder was Old Veteran Construction, Inc. at \$13,989,900. Minnie Riperton Apartments is a senior development located at 4250 South Princeton Avenue. Built in 1970, the building is fourteen (14) stories tall, covering three hundred thirty-nine (339) units. The Apartments were rehabilitated in 2001. In 2008 selected units were remodeled to meet current accessibility requirements. The proposed scope of work for this project includes, but is not limited to, the following: Mechanical Electrical and Plumbing Improvements; Unit Improvements; Interior Common Area Improvements and Life Safety Improvements. Accordingly, the resolution for Item 5 approves award of contract to Old Veteran Construction in the firm fixed price of \$14,829,294 in the aggregate, for the modernization and life safety upgrades at Minnie Ripperton Apartments.

**RESOLUTION NO. 2013-CHA-117**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH OLD VETERAN CONSTRUCTION, INC. FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT MINNIE RIPERTON APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Old Veteran Construction, Inc. for the modernization and life safety upgrades at Minnie Riperton Apartments in the firm fixed amount of \$13,989,900 plus a not to exceed amount of \$839,394 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$14,829,294. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Apartments are located at 4250 South Princeton Avenue in Chicago, IL. The aggregate not-to exceed amount of this award is \$14,829,294.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

**(Item 6)**

On October 17, 2013 the CHA solicited General Contractors to provide construction services for the modernization and life safety upgrades at Judge Frederick Slater Annex. The advertisement ran in area newspapers on the CHA website, and on BuySpeed Online. The CHA received and opened six bids and the lowest bidder was Madison Construction Company at \$10,098,500. The City of Chicago Code requires life safety building systems to be code compliant by the end of December 2014. Judge Frederick Slater Annex is a senior development located at 4218 South Cottage Grove Avenue. Built in 1970, the building is nine (9) stories tall, covering two hundred three (203) units. The Annex was rehabilitated in 2001. In 2008 selected units were remodeled to meet current accessibility requirements. The proposed scope of work for this project includes, but is not limited to, the following: Interior Mechanical Electrical and Plumbing Improvements; Unit Improvements; Interior Common Area Improvements; Security Cameras; Lobby and Hallway enhancements; ADA Reception desk; New ADA concrete sidewalks and ramps; New security fencing and Life Safety Improvements. The CHA advertised Invitation for Bid 13 - 01218 on October 17, 2013. Accordingly, the resolution for Item 6 approves award of contract to Madison Construction Company, not-to-exceed \$10,704,410 in the aggregate, for the modernization and life safety upgrades at Judge Slater Annex.

**RESOLUTION NO. 2013-CHA-118**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH MADISON CONSTRUCTION COMPANY FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT JUDGE FREDERICK SLATER ANNEX";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Frederick Slater Annex in the amount of firm fixed amount of \$10,098,500 plus a not to exceed amount of \$605,910 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,704,410 .The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Annex is located at 4218 South Cottage Grove Avenue in Chicago, IL.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

**(Item 7)**

The resolution for Item 7 approves contract modifications with Pan-Oceanic Engineering and Old Veteran Construction, for various CHA Projects, in the cumulative total amount of \$287,370.46. These general contractors have an existing contract with the CHA where the total value of the contract modifications has exceeded \$100,000, triggering the Significant Action Policy. The listed contract modifications are required to address the following issues: relocation of light pole to repair damage to sewer; repair in-slab conduit for coring for the new plumbing risers and relocation of the Area of Rescue as required by the Department of Buildings for permit. The Capital Construction Department has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA's Independent Cost Estimates.

**RESOLUTION NO. 2013-CHA-119**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby approves \$287,370.46 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved (December Board)	% of Contract - This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Pan-Oceanic Engineering	Fire Lane Renovation @ 2960 S. Federal	11117	\$ 1,437,500.00	\$ 1,505,380.75	\$ 13,162.43	0.92%	\$ 81,043.18	5.64%	No	\$1,518,543.18

Old Veteran Construction	Mechanical & Plumbing @ Patrick Sullivan Envelope	11120	\$21,103,500.00	\$ 21,593,172.86	\$7,223.35	0.03%	\$ 496,896.21	2.35%	Yes	\$21,600,396.21
Old Veteran Construction	Life Safety & ADA Upgrades @ William Jones Apts.	11288	\$2,772,349.00	\$2,785,028.63	\$266,984.68	9.63%	\$ 279,664.31	10.09%	Yes	\$3,052,013.31
<b>Cumulative Total</b>					<b>\$ 287,370.46</b>					

This item is subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

**(Item 8)**

As a recipient of federal funding, CHA is mandated to provide accessible housing for people with disabilities. CHA recently successfully fulfilled its obligations under a Voluntary Compliance Agreement (VCA) with HUD that created a comprehensive planning tool, or Transition Plan, which outlined the number of accessible units necessary for CHA to comply with all federal accessibility requirements. In August 2013, A Request For Proposal was advertised in area newspapers and on CHA website, requesting professional architectural accessibility consulting services. While eight firms attended the Pre-Proposal meetings, only one firm, LCM Architects, submitted a proposal. The services LCM provides are specialized and LCM has worked directly with the CHA for the past several years as its VCA Third-Party Certifier to provide critical plan reviews and inspection services that ensured full code compliance of the units CHA designated as accessible. CHA created a three-step process for its designated accessible units: a plan review, a pre-drywall inspection, and a final certification inspection. By ensuring that designated accessible units underwent this process, CHA currently has 1,685 certified fully accessible units for people with mobility and sensory impairments. The continued provision of the key three-step process is vital to CHA's on-going effort to comply with all federal, State and local government accessibility statutes, regulations and codes. Accordingly, the resolution for Item 8 approves award of contract to LCM Architects for Professional Accessibility Consulting Services, not-to-exceed \$400,000.

**RESOLUTION NO. 2013-CHA-120**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH LCM ARCHITECTS, LTD. FOR PROFESSIONAL ACCESSIBILITY CONSULTING SERVICES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with LCM Architects, Ltd for professional architectural accessibility consulting services for a two-year base period in an amount not to exceed \$400,000.00, and at their discretion and subject to funding availability and satisfactory contract performance, exercise two, one-year options not to exceed \$200,000.00 per option year.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item 9)**

The resolution for Item 9 approves the second year extension option for the lease agreement with a Safe Haven Foundation for the premises located at 2750 West Roosevelt for a total cost of \$187,398. The CHA provides two community facilities, 2750 W. Roosevelt being one of these locations, in addition to 60 E. Van Buren (Central Offices) for the HCV Program. Services provided at these locations include Participant Re-certifications and Briefings, Landlord Workshops, Family Self-Sufficiency Workshops and Family Obligations Training. CHA has used the community facilities since the 2010 Public Housing Wait List Opening.

**RESOLUTION NO. 2013-CHA-121**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter December 11, 2013 requesting authorization to execute an Amendment to the Office Space Lease by and between A Safe Haven Foundation and Chicago Housing Authority and to exercise the second and final year extension option

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designees to execute an Amendment to the Office Space Lease by and between A Safe Haven and Chicago Housing Authority and to exercise the second year extension option. The Total Gross Rent amount for this extension option is in an amount not-to-exceed \$186,798 and \$600 for any fees assessed for additional services as provided for in the Lease such as, but not limited to, room set-up fees, light installation and materials, for a total amount not-to-exceed \$187,398.

The Motion to adopt resolutions for Items 3 through 9 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Matthew Brewer
	Mark Cozzi
	Dr. Mildred Harris
	Myra King
	Jack Markowski
	Bridget Reidy
	Rodrigo Sierra

Nays:	None
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There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Commissioner Mildred Harris, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Harris, the Tenant Services Committee did not officially meet, however, Commissioners and the public were briefed on the items appearing on the agenda, and the items were open to comments and questions from Commissioners and the public, but for the record, no vote was taken.

On behalf of the Tenant Services Committee, Commissioner Harris presented an Omnibus Motion for the approval of Items 10 through 14.

**(Item 10)**

The resolution for item 10 approves the fourth one-year option of contracts with Centers for New Horizons, Employment & Employer Services, Heartland Human Care Services, Metropolitan Family Services and Uhlich Children's Advantage Network; approves the first one-year option of a contract with Near West side Community Development and extends contract with Holsten Real Estate Development Corporation, LR ABLA LLC and Brinshore Michaels Taylor LLC as service providers for CHA families, for an aggregate not-to-exceed amount of \$21,680,000. As part of CHA's Plan Forward: Communities that Work, Resident Services is charged with providing case coordination and direct services for CHA residents. In 2014, the service providers will have a focus on providing targeted services to address individual resident needs. The targeted services model will focus outreach on families who need it, including adults who are unemployed, families who retain their Right of Return pursuant to CHA's Relocation Rights Contract and CHA youth. All other residents are able to continue to access services by contacting their assigned service provider to request the specific assistance needed. The redefined service model will have an intentional focus on three main areas: 1) Self Sufficiency Services that focus on increasing economic self-sufficiency in preparation to transition from subsidized housing; 2) Youth Empowerment Services to outreach to youth about new programs with providers and existing programs within the community; and 3) Quality of Life Services to help families remain stable in housing. As services for residents have continued to evolve each year, the targeted service model allows providers to better tailor services to individual resident needs without sacrificing available resources for families. Services will continue to be available to all residents, including, but not limited to: Housing stability services for those with lease compliance issues; Financial management programming; Education and literacy services, including referral to City Colleges and CHA's adult basic education partners; Workforce services, including Job Readiness Training, connections to training programs (through CHA and other partners), and job placement and retention services; Mental health and well-being services; Referrals to other youth, adult and senior services. Resident Services previously entered into contracts with these nine firms for service provision. Three of these contracts were initiated through a non-competitive procurement based on the Master Development Agreements (MDA) with the developers at mixed income sites (BMT, LR ABLA and Holsten). The other six were initiated based on a competitive procurement completed in 2009 for the FamilyWorks program (CNH, EES, HHCS, MFS and UCAN) and a competitive procurement in 2011 for the Horner Engagement Program (NWS).

**RESOLUTION NO. 2013-CHA-122**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXERCISE THE FOURTH ONE YEAR OPTION OF CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT & EMPLOYER SERVICES, HEARTLAND HUMAN CARE SERVICES, METROPOLITAN FAMILY SERVICES AND UHLICH CHILDREN'S ADVANTAGE NETWORK, EXERCISE THE FIRST ONE YEAR OPTION OF A CONTRACT WITH NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION AND EXTEND CONTRACTS WITH HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION, LR ABLA LLC AND BRINSHORE MICHAELS TAYLOR LLC AS SERVICE PROVIDERS FOR CHA FAMILIES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to: (1) exercise the fourth one year option of Contract No. 9121 with Centers for New Horizons in an amount not-to-exceed \$3,180,000, Contract No. 9124 with Employment and Employer Services in an amount not-to-exceed \$6,835,000, Contract No. 9122 with Heartland Human Care Services in an amount not-to-exceed \$2,637,000, Contract No. 9123 with Metropolitan Family Services in an amount not-to-exceed \$3,240,000, and Contract No. 9126 with Uhlich Children's Advantage Network in an amount not-to-exceed \$3,295,000; (2) exercise the first one year option of Contract No. 11066 with Near West Side Community Development Corporation in an amount not-to-exceed \$1,683,000; and (3) extend Contract No. 11204 with Holsten Real Estate Development Corporation in an amount not-to-exceed \$370,000, Contract No. 11205 with LR ABLA, LLC in an amount not-to-exceed \$253,600 and Contract No. 11285 with Brinshore Michaels Taylor, LLC in an amount not-to-exceed \$186,400, for an aggregate not-to-exceed amount of \$21,680,000, as service providers for CHA residents for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements.

**(Item 11)**

The resolution for Item 11 approves an Intergovernmental Agreement with City Colleges of Chicago (CCC), not-to-exceed \$1,000,000 to provide education and training programs for CHA residents. CHA's Resident Services Division is charged with supporting families on the path to self-sufficiency, which includes encouraging families to achieve economic independence. To accomplish this goal, CHA has partnered with CCC since 2005 to provide education and training programs for CHA residents. The goal of the IGA with CCC has been to support families by creating a continuum of education and training opportunities that allow CHA residents to advance progressively to higher levels of education over time and obtain certification, degrees and employment that should ultimately result in better paying careers in areas of industry growth and stability. In 2014, the IGA with CCC will continue to provide tuition for CHA residents to attend CCC programs, after financial aid is applied. Residents can participate in certificate programs and earn their Associates Degree at City College locations throughout Chicago, in most cases at no cost. The IGA allows for the delivery of educational services for CHA residents at various educational levels and provides support while residents are engaged in CCC programs. In 2014, CCC will continue to be an integral partner in CHA's summer youth program, Learn and Earn, as CHA is able to leverage program classroom space and computer labs at CCC campuses at no charge to CHA. CHA and CCC will continue to collaborate on initiatives and launch targeted campaigns in specific industries to enhance outreach and promote the education opportunities and services available.

**RESOLUTION NO. 2013-CHA-123**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY COLLEGES OF CHICAGO";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City Colleges of Chicago in an

amount not-to-exceed \$1,000,000.00 to provide education and training programs for CHA residents for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

**(Item 12)**

The resolution for item 12 approves award of contract to Chicago-Cook County Workforce Partnership (CCWP), not-to-exceed \$400,000 to provide employment placement and training services. CHA's Resident Services Division is charged with helping families move along the path to self-sufficiency. In particular, a key deliverable in Plan Forward: Communities that Work is to help at least 6,000 adults find new or better jobs by 2015. To accomplish this goal, CHA requires specialized workforce development services. The Chicago Cook Workforce Partnership will provide employment and training services for Section 3 residents seeking employment placement or to advance their career. CCWP operates five workforce centers that are located throughout the city of Chicago. These centers serve as community hubs where job seekers can access skilled vocational counseling and technology to conduct their job search activities. CCWP offers workshops on interviewing skills, resume writing, labor market research and other essential skills related to finding and keeping a job. Through this agreement, CCWP will be able to more effectively market to and create employment seeking services for CHA residents. CCWP seeks to help improve skills and increase exposure to workforce opportunities including, but not limited to, enrollment in Workforce Investment Act ("WIA") programs, attending structured job clubs, enhancing technology related job seeking skills, job readiness training and employment placement. Additionally, CCWP will provide access to adult literacy services through assessment and multifaceted instruction (e.g. technology based, direct instruction and referral). CCWP will seek to enroll 500 CHA residents in workforce development services during the first year of this agreement. They will also support progress toward CHA's requirements under the Section 3 Voluntary Compliance Agreement by increasing employment services to low-income Chicago residents and publicizing all Section 3 positions that become available through CHA's contractors.

**RESOLUTION NO. 2013-CHA-124**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE CHICAGO COOK WORKFORCE PARTNERSHIP";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with the Chicago Cook Workforce Partnership to provide employment placement and training services in an amount not-to-exceed \$400,000 for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

**(Item 13)**

The resolution for Item 13 approves an Intergovernmental Agreement with Chicago Park District (CPD), not-to-exceed \$450,000 to provide year round programs to CHA youth. CHA's Resident Services Division is charged with supporting youth and adults on the path to self-sufficiency, which

includes providing positive engagement opportunities for youth during out-of-school time. To assist in meeting this goal, CHA partners with CPD to provide year round park district programs for CHA youth. Since 2002, CHA and CPD have collaborated to provide year round park district programs for CHA youth who otherwise may not be able to participate due to cost. The IGA offers reduced program fees for CHA youth (\$5-\$15 depending on the program) and the remaining program fees are split between CHA and CPD. Youth are able to participate in summer day camp, "Park Kids" after school programs, and vacation camps during spring, fall and winter breaks. CPD programs provide youth with age appropriate activities while assisting working parents by offering safe and constructive programs for children during out-of-school time. CHA will continue to encourage participation in additional CPD programs and will continue to collaborate with CPD to continue to bring supplemental programming to Park Districts near CHA developments (e.g. Counselor in Training Program, Junior Bears football, Windy City Sluggers softball, etc.). In 2013, CPD added a basketball program (Windy City Hoops) targeted toward CHA residents at Altgeld that will continue in 2014.

#### **RESOLUTION NO. 2013-CHA-125**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO PARK DISTRICT";

#### **THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Park District to provide year round park district programs for CHA youth in an amount not-to-exceed \$450,000 for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

#### **(Item 14)**

The resolution for Item 14 approves an Intergovernmental Agreement with the Chicago Department of Family and Support Services (DFSS), not-to-exceed \$1,758,240 to provide supportive services for CHA families. CHA's Resident Services Division is charged with supporting youth and adults on the path to self-sufficiency, which includes providing supportive services to families that assist them in meeting their goals. In order to accomplish this, CHA and DFSS collaborate each year to provide services in the areas of early childhood development, out-of-school time, senior and family programming. In 2014, CHA and DFSS will provide the following initiatives: ***Out of School Time:*** DFSS will continue to offer out-of-school time activities for CHA youth including after school, summer and school vacation time programming. These quality programs offer youth a structured environment to participate in academic enrichment, arts and culture, computer science technology, sports fitness and career exploration activities. Through out of school initiatives, DFSS will specifically target youth at Altgeld Gardens to support the Housing Opportunities Services Together ("HOST") demonstration program. ***Golden Diner:*** The Golden Diner Program provides meals that meet the recommended dietary allowances for older adults to help them stay healthy, and addresses isolation by providing the venue for socialization and physical activities for seniors to engage in before and after meals are served. DFSS covers the costs for meals provided through the Golden Diner, while CHA supports the costs of four (4) Assistant Specialists in Aging (ASIAs) who oversee the nutrition site operations. ***Homeless Prevention:*** DFSS will provide homeless prevention services to CHA residents facing eviction from a CHA public housing unit. Services offered include, but are not limited

to: crisis counseling, emergency shelter/interim housing placement; and relocation, transportation and storage. ***Early Childhood/Family Services:*** The Early Childhood and Family Services initiative involves the provision of early childhood and family literacy services. In addition to the enhanced outreach and support programs, DFSS will continue to provide its parent engagement/education program. In 2014, DFSS will continue to partner with several additional organizations to provide three (3) targeted programs focusing on: 1) nutrition and family menu planning; 2) parent ambassadors to educate families on the importance of early childhood programs; and 3) summer youth programs with focus on peacemaking and personal growth.

**RESOLUTION NO. 2013-CHA-126**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled “AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO DEPARTMENT OF FAMILY AND SUPPORT SERVICES”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Department of Family and Support Services to provide support services for CHA families in an amount not-to-exceed \$1,758,240 for the period of January 1, 2014 through December 31, 2014.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

The Motion to adopt resolution for Items 10 through 14 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Matthew Brewer Mark Cozzi Dr. Mildred Harris Myra King Jack Markowski Bridget Reidy Rodrigo Sierra
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Nays:	None
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There being no questions or discussion, Chairman Sierra thereupon declared said Motion carried and said resolution adopted.

Michael Merchant, Chief Executive Officer then presented his monthly report to the Commissioners.

Chairman Sierra then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made by Commissioner King, seconded by Commissioner Harris, the December 17, 2013 meeting of the Board of Commissioners was adjourned at approximately 10:40 a.m.

s/b      Rodrigo Sierra  
Vice-Chairman, Chicago Housing Authority

s/b:    Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records